

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-129**

Field Notes Describing a 287,786 Square Foot (6.607 Acres)
Tract of Land To be Acquired in City Block 7716

BEING a 287,786 Square Foot (6.607 Acres) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, lying in Block 7716, City of Dallas, Dallas County Texas, also being out of the tract of land conveyed to Southerland 37 LLC by the special warranty deed recorded in Instrument Number 200600421740 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

NOTE: All distances are surface projection, using a scale factor of 1.000136506.

BEGINNING at a ½-inch iron rod found (N=6954597.9157, E=2497560.1181) (Controlling Monument) at the most northerly corner of said Southerland tract, said point also being the most easterly corner of a tract of land conveyed to Dallas Area Rapid Transit (DART) by Condemnation Cause No. CC-95-D3121-E, recorded in Volume 98213, Page 6864, Deed Records of Dallas County, Texas (D.R.D.C.T.), said point also being in the southwesterly right-of-way line of Burlington Northern & Santa Fe Company (BNSF) tract (previously M.K. & T. R.R. Co.) (a 100-foot right-of-way) (Volume 156, Page 153, D.R.D.C.T.);

THENCE South 21°47'49" East, along the northeasterly line of said Southerland tract and the southwesterly right-of-way line of said BNSF tract, a distance of 510.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954124.4403, E=2497749.4622);

THENCE South 68°12'11" West, departing the northeasterly line of said Southerland tract and the southwesterly right-of-way line of said BNSF tract, over and across said Southerland tract, a distance of 305.99 feet to ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954010.8358, E=2497465.3810) at the beginning of a circular curve to the right having a radius of 400.00 feet and a chord that bears North 71° 08' 10" West, a distance of 521.27 feet;

THENCE Southwesterly and Northwesterly, continuing over and across said Southerland tract, along said curve to the right, through a central angle of 81° 19' 20", an arc distance of 567.74 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954179.3528, E=2496972.1883) at the end of said curve;

THENCE North 30°28'30" West, continuing over and across said Southerland tract, a distance of 62.57 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954233.2754, E=2496940.4526) in the common line of said Southerland and DART tracts, same being the southeasterly line of Lot 1, Block A/7715, of South Oak Cliff Bus Operating Facility, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 99075, Page 11, D.R.D.C.T.;

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THENCE North 59°31'30" East, along the common line of said Southerland and DART tracts, at a distance of 337.02 feet passing the southeasterly corner of said Lot 1, and in all a total distance of 719.09 feet to the **POINT OF BEGINNING**, containing 287,786 square feet, or 6.607 acres of land.

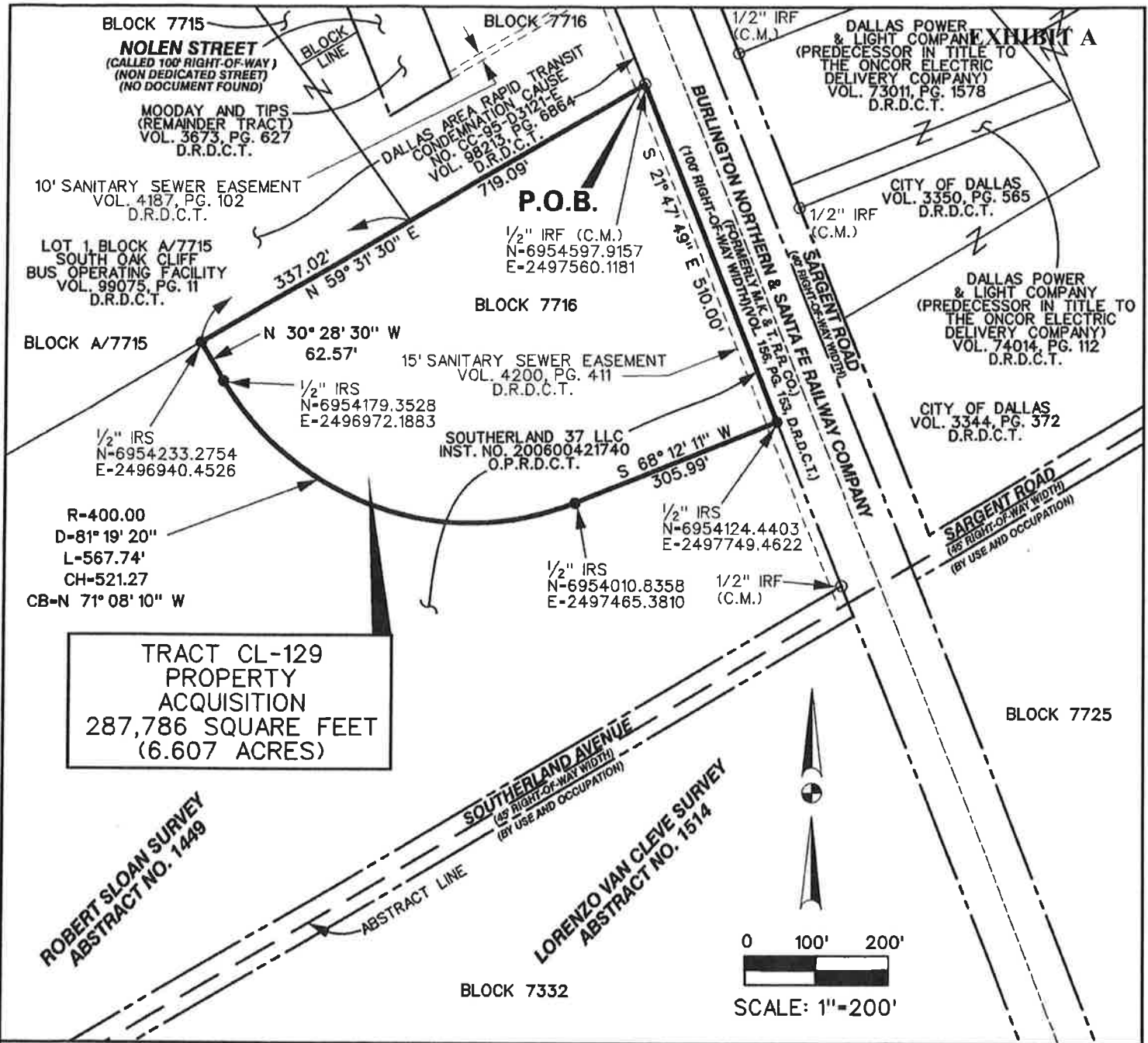
BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011).

COORDINATES: All Coordinates are State Plane Values, No Scale, No Projection.



Daniel S. Lim
02/24/2024





NOTES:

1. BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
2. All Coordinates are State Plane Values, No Scale, No Projection. All distances are surface projection, using a scale factor of 1.000136506.

LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- X SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
02/24/2021



Q.V.C.
FIELD NOTES APPROVED:
3-2-2021

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Surveying Firm 101238-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-9881

DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-129				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNICIAN		USACE APPROVAL DATE		
LIM		02/04/21		
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=200'	BOOK 778	CL-129